HOUSING MARKET INFORMATION

RENTAL MARKET REPORT
Montréal CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2017

The overall vacancy rate*...

DECREASED to

2.8%

- Below CMA
- Similar to CMA
- Above CMA

The average rent is*...

$766

UP by 2.2%

- Below CMA
- Similar to CMA
- Above CMA

PRIMARY RENTAL MARKET *(by bedroom type)*

Bachelor	One bedroom	Two bedroom	Three or more bedrooms
3.7% Vacancy Rate	3.3% Vacancy Rate	2.5% Vacancy Rate	2.4% Vacancy Rate
$597 Avg. Rent	$698 Avg. Rent	$782 Avg. Rent	$965 Avg. Rent

"Due to strong demand, the vacancy rate in the Montréal area decreased in 2017 to 2.8%. The change in the average rent, for its part, was about 2%."

Geneviève Lapointe
Principal, Market Analysis

*CMHC collects data on the primary and secondary rental market annually in the fall. These data refer to the primary rental market, which only includes rental units in privately-initiated apartment structures containing at least three rental units. The secondary rental market covers rental dwellings that were not originally purpose-built for the rental market, including rental condominiums. The primary vacancy rate and rent level is based on all surveyed structures, while the rent increase is based only on structures common to the survey sample in both the current and previous year.

Canada

CMHC SCHL

Highlights:

- The vacancy rate decreased in 2017, settling at 2.8%.
- The vacancy rate was on the decline on the Island of Montréal, in Laval and on the South Shore.
- The estimated change in the average rent in the Montréal CMA was around 2%.
- The rental condominium vacancy rate was 1.8%, a decrease compared to 2016.

The vacancy rate fell to 2.8% in the Montréal CMA in 2017

According to the results of Canada Mortgage and Housing Corporation's (CMHC) Rental Market Survey, the vacancy rate in the Montréal area decreased in 2017, settling at 2.8% (compared to 3.9% in 2016). From a historical perspective, this is the largest such decrease observed on the Montréal market since the early 2000s.

The tightening of the rental market is attributable to rental demand that clearly increased at a faster pace than supply over the period October 2016 to October 2017.

Demand was sustained mainly by net migration, which increased[1] between the last two surveys. Indeed, the data indicate a marked rise in net international migration, particularly in the non-permanent resident category[2], as well as a slight decrease in the interprovincial migration deficit. It is plausible that most non-permanent residents, such as foreign students and temporary workers, choose the rental market upon their arrival, which would greatly stimulate rental demand. The arrival of refugees in Montréal over the last few months has likely also contributed to supporting demand.

It is also possible that the recent strength of the Montréal job market[3] spurred greater migration of Quebec households to the Montréal CMA, which would have had the effect of boosting rental demand. Data on interregional migration from the Institut de la statistique du Québec (ISQ) that will be released next year will allow this hypothesis to be confirmed or rejected.

In addition to the abovementioned factors, demand for rental apartments in 2017 was also affected by a decrease in movement to homeownership among Montréal households aged 15 to 24,[4] a decrease that could well continue over the next few years. Indeed, while the proportion of renters within this group of households showed a consistent decrease from 1996 to 2011, the recently released data from the 2016 Census indicate that this proportion has increased. The rise in the number of young households that are now turning toward the rental market is resulting in greater support for demand in this segment than before. The same could be said, though to a lesser degree, about households aged 25 to 34.

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Figure 1

Source: CMHC
*Private Structures with Three or More Apartments

[1] Net international and interprovincial migration to the province increased by about 9,000 people from July 2016 to June 2017. The Montréal CMA generally collects about 60% of this increase.
[2] Source: Statistics Canada. From July 2016 to June 2017, the number of non-permanent residents received by Quebec practically doubled, reaching 11,000 (5,400 from July 2015 to June 2016).
[3] According to our latest forecasts, employment in the Montréal area should grow by 1.7% in 2017.
[4] Source: Statistics Canada, censuses from 1996 to 2016 and 2011 National Household Survey CMHC calculations.

Supply recorded a significant increase, as around 4,300 units were added to the rental stock since the last survey[5]. This number is well above average when compared to recent years. The addition of a relatively large number of units to the conventional rental stock over the last few years is a result of, among other things, the new condominium market running out of steam and the interest shown by certain developers in the supply of units geared toward the aging population. For these reasons, some builders opted to build rental units.

The vacancy rate decreased in several sectors of the CMA

Between October 2016 and October 2017, the vacancy rates of Laval, the Island of Montréal and the South Shore all posted decreases. In Laval, the rate is now 2.1%, while, in the other two sectors, it is 2.9%.

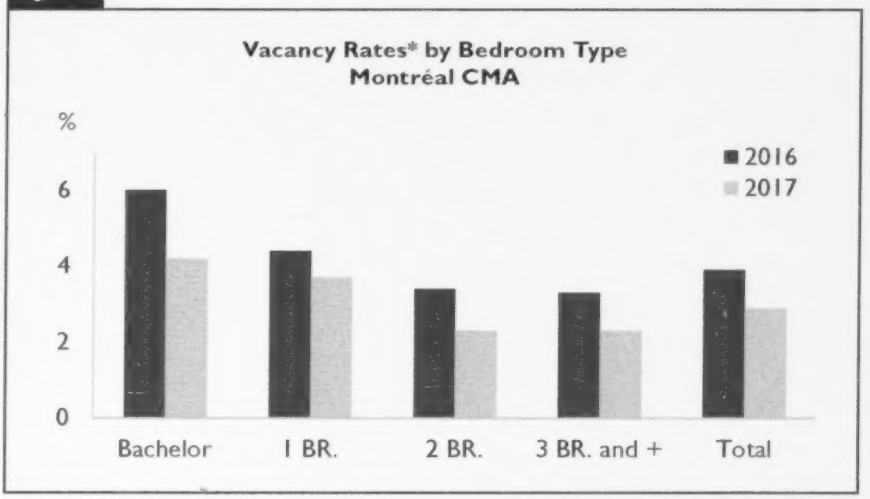
The fact that a large proportion of the migrants who move to the CMA often settle in one of these three sectors (especially the Island) very likely contributed to the decrease in the vacancy rates. On the North Shore, the vacancy rate went from 3.2% to 2.5% from 2016 to 2017. This difference, however, was not statistically significant.

The tenant turnover rate[6] remained stable in 2017

According to data from our most recent survey, nearly one in five renter households (17%) in the Montréal CMA had moved into a new apartment within the last 12 months. This rate is relatively similar to last year's, and remains slightly higher than those observed in Toronto (14.5%) and Vancouver (13.9%). The scarcity of rental apartments in those two centres, reflected in their vacancy rates near 1%, likely limits household mobility between rental properties.

As was the case last year, of all the geographic zones in the Montréal CMA, Downtown Montréal[7] had the highest turnover rate, at 27%. This sector probably receives a large share of high-mobility tenants, such as students and temporary workers. In the other large sectors of the CMA, the turnover rate was within a 15% to 19% range, which is similar to what was recorded last year.

Figure 2



Source: CMHC
*Private Structures with Three or More Apartments

Rents in the Montréal CMA increased by about 2% in 2017

Between the last two CMHC rental market surveys (those from 2016 and 2017), the estimated change in the average rent[8] in the Montréal CMA was around 2%. This figure was roughly the same for all apartment types and over all the large sectors[9] of the CMA.

The average monthly rent for two-bedroom apartments in the Montréal area was $782 in 2017. At $800, the average rent for two-bedroom apartments on the Island of Montréal was higher than in all other sectors of the CMA. In the suburban sectors, this average rent was in the $725 to $750 range. It should be noted that the average rent for apartments with

[5] From July 2016 to June 2017. Only properties that were open in June 2016 were included in the 2017 Survey.
[6] A unit is counted as being turned over if a new tenant moved in during the past 12 months. A unit can be counted as being turned over more than once in a 12 month period. This includes tenants who moved into a different unit in the same building during this period.
[7] This sector also includes Île-des-Sœurs.
[8] When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both the 2016 and 2017 Fall Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.
[9] Montréal, Laval, North Shore, South Shore and Vaudreuil-Soulanges.

three or more bedrooms on the Island of Montréal exceeded $1,000 for the first time.

The vacancy rate decreased for rental condominiums

The vacancy rate on the rental condominium market fell markedly, settling at 1.8% (compared to 3.1% in 2016). This decrease is evidence of the appeal of rental condominiums.

Just as with the conventional rental market, the growth in demand for rental condominiums stems from increased net migration, especially among non-permanent residents. It should also be noted that a greater number of young households are choosing to rent, rather than purchase, housing. A certain proportion of these renters opts for rental condominiums instead of conventional rental apartments. They are probably attracted to more recently constructed buildings that offer various services to residents. These buildings are also sometimes located conveniently close to employment hubs. And, a significant proportion of the condominium stock is made up of buildings that were constructed relatively recently.

Supply, for its part, again increased significantly over the course of the last year. Indeed, over 3,700 new units were added to the CMA's rental condominium stock, which represents an increase of 13%.

All in all, a number of factors acting in tandem had a major impact on demand, which more than compensated for the increase in supply.

The average rent for a two-bedroom condominium, at $1,180, was significantly higher than the average rent for a conventional rental apartment with the same number of bedrooms ($782).

Just as for conventional rental units, the vacancy rate fell markedly in Laval and on the South Shore. In these sectors, the vacancy rates were 1.0% and 0.7%, respectively. In the Downtown–Île-des-Sœurs sector, the vacancy rate, at 2.2%, remained stable relative to 2016.

Once again, it was in the Downtown–Île-des-Sœurs sector that the proportion of condominiums available for rent was highest. Indeed, about one quarter of condominiums in the sector was available for rent, compared to 17%, on average, for the entire CMA. The proportion of condominiums available for rent was also relatively high in Laval (23.7%) and in Vaudreuil-Soulanges (22.9%). This proportion is increasing gradually from one year to the next in the CMA.

Saint-Victoire-de-Sorel
Saint-Roch-de-Richelieu
Saint-Ours
Saint-Bernard-de-Michaudville
Saint-Antoine-sur-Richelieu
Saint-Denis-sur-Richelieu
La Présentation
Saint-Charles-sur-Richelieu
Sainte-Madeleine
Sainte-Marie-Madeleine
Saint-Damase
Saint-Jean-Baptiste
Rougemont
Sainte-Angèle-de-Monnoir
Sainte-Brigide-d'Iberville
Mont-Saint-Grégoire
Saint-
Lanoraie
Lavaltrie
Contrecoeur
Calixa-Lavallée
Saint-Marc-sur-Richelieu
Saint-Amable
Saint-Mathieu-de-Beloeil
Mont-Saint-Hilaire
Beloeil
McMasterville
Otterburn Park
Saint-Mathias-sur-Richelieu
Marieville
Richelieu
Saint-Jean-sur-Richelieu
Saint-Thomas
Saint-Paul
L'Assomption
Saint-Sulpice
Verchères
Varennes
Sainte-Julie
Saint-Bruno-de-Montarville
Saint-Basile-le-Grand
Chambly
Carignan
Crabtree
Sainte-Marie-Salomé
Repentigny
Charlemagne
Boucherville
Longueuil
Brossard
La Prairie
Candiac
Delson
Saint-Philippe
Saint-Jacques-le-Mineur
Saint-C
de-Na
Saint-Alexis
Saint-Jacques
Saint-Roch-de-l'Achigan
L'Épiphanie
Saint-Roch-Ouest
Saint-Esprit
Mascouche
Montréal-Est
Saint-Lambert
Sainte-Catherine
Saint-Constant
Saint-Mathieu
Saint-Michel
Saint-Édouard
Sainte-Julienne
Saint-Lin-Laurentides
Terrebonne
Sainte-Anne-des-Plaines
Blainville
Bois-des-Filion
Lorraine
Laval
Montréal
Mont-Royal
Westmount
Hampstead
Côte-Saint-Luc
Saint-Isidore
Saint-Rémi
Saint-Calixte
Sainte-Thérèse
Rosemère
Boisbriand
Dollard-Des Ormeaux
Dorval
Île-Dorval
Pointe-Claire
Châteauguay
Mercier
Saint-Urbain-Premier
Sainte-Martine
Beauharnois
Saint-Hippolyte
Sainte-Sophie
Saint-Jérôme
Prévost
Sainte-Adèle
Sainte-Anne-des-Lacs
Mirabel
Saint-Eustache
Deux-Montagnes
Sainte-Marthe-sur-le-Lac
Saint-Joseph-du-Lac
Pointe-Calumet
Oka
Kanesatake
Kirkland
Senneville
Baie-D'Urfé
Beaconsfield
Lery
Saint-Etienne-de-Beauharnois
Très-Saint-Sacrement
Saint-Louis-de-Gonzague
Salaberry-de-Valleyfield
Les Cèdres
Pointe-des-Cascades
Île-Cadieux
Vaudreuil-sur-le-Lac
Sainte-Anne-de-Bellevue
Île-Perrot
Notre-Dame-de-l'Île-Perrot
Vaudreuil-Dorion
Pincourt
Saint-Lazare
Hudson
Saint-Placide
Saint-Colomban
Prévost
Mille-Isles
Gore
Wentworth
Wentworth-Nord
Morin-Heights
Saint-Adolphe-d'Howard
Val-Morin
Lachute
Brownsburg-Chatham
Saint-André-d'Argenteuil
East Hawkesbury
Pointe-Fortune
Rigaud
Très-Saint-Rédempteur
Sainte-Marthe
Sainte-Justine-de-Newton
Saint-Polycarpe
Saint-Télesphore
Les Coteaux
Saint-Zotique
Rivière-Beaudette
South-Glengarry
Saint-Clet
Coteau-du-Lac
Saint-Stanislas-de-Kostka
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Saint-Jacques
Saint-Paul
Saint-Sulpice
Saint-Roch-Ouest
Saint-Esprit
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Sainte-Thérèse
Rosemère
Boisbriand
Laval
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Westmount
Hampstead
Côte-Saint-Luc
Dollard-Des Ormeaux
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RMS ZONE DESCRIPTIONS - MONTRÉAL CMA	
Zone 1	**Downtown Montréal, Île-des-Soeurs** - St. Lawrence River (south), Chemin Remembrance, Des Pins Avenue and Sherbrooke Street (north), Amherst Street (east), Guy Street (west) and Île-des-Soeurs.
Zone 2	**Le Sud-Ouest (Mtl), Verdun (Mtl)** - St. Lawrence River (south), Lachine Canal and limits of Westmount (north), Guy Street and Autoroute Bonaventure (east), limits of LaSalle (west).
Zone 3	**LaSalle (Mtl)**
Zone 4	**Notre-Dame-de-Grâce (Mtl), Côte-Saint-Luc, Hampstead, Westmount, Montréal-Ouest** - Lachine Canal (south), limits of Côte-Saint-Luc and Hampstead (north), Décarie Blvd. and limits of Westmount (east), limits of Montréal-Ouest and Saint-Pierre (west).
Zone 5	**Côte-des-Neiges (Mtl), Mont-Royal, Outremont (Mtl)** - limits of Westmount and Voie Camillien-Houde (south), limits of Mont-Royal (north), limits of Outremont (east), Décarie Blvd. (west).
Zone 6	**Plateau Mont-Royal (Mtl)** - Sherbrooke Street (south), CP Railway (north), D'Iberville Street (east), limits of Outremont and Du Parc Avenue (west).
Zone 7	**Villeray (Mtl), Saint-Michel (Mtl), Parc-Extension (Mtl)** - Bélanger Street and Jean-Talon Street (south), Autoroute Métropolitaine and CN Railway (north), 24th Avenue (east), De l'Acadie Blvd. (west).
Zone 8	**Hochelaga-Maisonneuve (Mtl)** - St. Lawrence River (south), Sherbrooke Street (north), Viau Street (east), Amherst Street (west).
Zone 9	**Rosemont (Mtl), La Petite-Patrie (Mtl)** - Sherbrooke Street and CP Railway (south), Jean-Talon Street, Bélanger Street and limits of Saint-Léonard (north), Lacordaire Street and Dickson Street (east), Du Parc Avenue (west).
Zone 10	**Anjou (Mtl), Saint-Léonard (Mtl)** - Métropolitain Blvd. and Jarry Street (south), Rivière des Prairies (river) (north), limits of Montréal-Nord and Saint-Léonard (east), Railway (west).
Zone 11	**Montréal-Nord (Mtl)**
Zone 12	**Ahuntsic (Mtl), Cartierville (Mtl)** - Rivière des Prairies (river) (north), Saint-Michel Blvd. (east), limits of the former municipality of Pierrefonds (west).
Zone 13	**Saint-Laurent (Mtl)**
Zone 14	**Dorval, Lachine, Saint-Pierre (Mtl)**
Zone 15	**Baie-d'Urfé, Beaconsfield, Kirkland, Pointe-Claire, Senneville, Sainte-Anne-de-Bellevue**
Zone 16	**Dollard-des-Ormeaux, Saint-Raphaël-de-l'Île-Bizard (Mtl), Pierrefonds (Mtl), Roxboro (Mtl), Sainte-Geneviève (Mtl), Senneville (Mtl)**
Zone 17	**Mercier (Mtl)** - St. Lawrence River (south), Bélanger Street (north), limits of the former municipality of Montréal-Est (east), Viau Street and Dickson Street (west).
Zone 18	**Pointe-aux-Trembles (Mtl), Rivière-des-Prairies (district) (Mtl), Montréal-Est (Mtl)**
Zones 1-18	**Island of Montréal**
Zone 19	**Chomedey, Sainte-Dorothée (Laval)**
Zone 20	**Laval-des-Rapides (Laval)**
Zone 21	**Pont-Viau (Laval)**
Zone 22	**Saint-François, Saint-Vincent, Duvernay (Laval)**
Zone 23	**Vimont, Auteuil (Laval)**
Zone 24	**Laval-Ouest, Fabreville, Sainte-Rose (Laval)**
Zones 19-24	**Laval**
Zone 25	**Deux-Montagnes, Oka, Pointe-Calumet, Sainte-Marthe-sur-le-Lac, Saint-Eustache, Saint-Joseph-du-Lac, Saint-Placide, Mirabel**
Zone 26	**Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse**
Zone 28	**Charlemagne, L'Assomption, Le Gardeur, L'Épiphanie, Repentigny, Saint-Gérard-Majella, Saint-Sulpice, Lavaltrie**
Zone 29	**Bellefeuille, Lafontaine, Saint-Antoine, Saint-Jérôme, Gore, Saint-Colomban**
Zone 27 & 39	**Lachenaie, La Plaine, Mascouche, Terrebonne, Saint-Lin-Laurentides**
Zones 25-29, 39	**North Shore**
Zones 19-29, 39	**Laval and North Shore**
Zone 30	**Longueuil**
Zone 31	**Boucherville, Brossard, Greenfield-Park, Lemoyne, Saint-Hubert, Saint-Lambert**
Zone 32	**Beauharnois, Candiac, Châteauguay, Dehon, Laprairie, Léry, Maple Grove, Melocheville, Mercier, Sainte-Catherine, Saint-Constant, Saint-Isidore, Saint-Mathieu, Saint-Philippe**
Zone 33	**Beloeil, McMasterville, Saint-Amable, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Sainte-Julie, Saint-Mathieu-de-Beloeil, Varennes, Verchères**
Zone 34	**Carignan, Chambly, Mont-Saint-Hilaire, Notre-Dame-du-Bon-Secours, Otterburn Park, Richelieu, Saint-Mathias**
Zone 36-38	**St-Jean-sur-Richelieu, Iberville, Saint-Luc**
Zones 30-34, 36-38	**South Shore**
Zone 35	**Notre-Dame-de-L'île-Perrot, Pincourt, Pointe-des-Cascades, Vaudreuil-sur-le-Lac, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Hudson, Île-Cadieux, Île-Perrot, Les Cèdres, Saint-Zotique, Coteau-du-Lac M, Les Coteaux M.**
Zones 19-39	**Suburbs**
Zones 1-39	**Montréal CMA**

CONDOMINIUM SUB AREA DESCRIPTIONS - MONTRÉAL CMA	
Sub Area 1	**Downtown** includes RMS Zone 1: Downtown Montréal, Île-des-Soeurs.
Sub Area 2	**Outer Centre** includes RMS Zone 2: Le Sud-Ouest (Mtl), Verdun (Mtl); Zone 4: Notre-Dame-de-Grâce (Mtl), Côte-Saint-Luc, Hampstead, Westmount, Montréal-Ouest; Zone 5: Côte-des-Neiges (Mtl), Mont-Royal, Outremont (Mtl); and Zone 6: Plateau Mont-Royal (Mtl).
Sub Area 3	**West Part of Island of Montréal** includes RMS Zone 3: LaSalle (Mtl); Zone 12: Ahuntsic (Mtl), Cartierville (Mtl); Zone 13: Saint-Laurent (Mtl); Zone 14: Dorval, Lachine (Mtl); Zone 15: Baie-d'Urfé, Beaconsfield, Kirkland, Pointe-Claire, Senneville, Sainte-Anne-de-Bellevue; and Zone 16: Dollard-des-Ormeaux, Saint-Raphaël-de-l'Île-Bizard (Mtl), Pierrefonds (Mtl), Roxboro (Mtl), Sainte-Geneviève (Mtl).
Sub Area 4	**East Part of Island of Montréal** includes RMS Zone 7: Villeray (Mtl), Saint-Michel (Mtl), Parc-Extension (Mtl); Zone 8: Hochelaga-Maisonneuve (Mtl); Zone 9: Rosemont (Mtl), La Petite-Patrie (Mtl); Zone 10: Anjou (Mtl), Saint-Léonard (Mtl); Zone 11: Montréal-Nord (Mtl); Zone 17: Mercier (Mtl); and Zone 18: Pointe-aux-Trembles (Mtl), Rivière-des-Prairies (Mtl), Montréal-Est (Mtl).
Sub Areas 1-4	**Montréal Island**
Sub Area 5	**Laval** includes RMS Zone 19: Chomedey, Sainte-Dorothée (Laval); Zone 20: Laval-des-Rapides (Laval); Zone 21: Pont-Viau (Laval); Zone 22: Saint-François, Saint-Vincent, Duvernay (Laval); Zone 23: Vimont, Auteuil (Laval); Zone 24: Laval-Ouest, Fabreville, Sainte-Rose (Laval).
Sub Area 6	**Vaudreuil-Soulanges** includes Zone 35: Notre-Dame-de-l'Île-Perrot, Pincourt, Pointe-des-Cascades, Vaudreuil-sur-le-Lac, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Hudson, Île-Cadieux, Île-Perrot, Les Cèdres.
Sub Area 7	**North Shore** includes Zone 25: Deux-Montagnes, Oka, Pointe-Calumet, Sainte-Marthe-sur-le-Lac, Saint-Eustache, Saint-Joseph-du-Lac, Saint-Placide, Mirabel; Zone 26: Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse; Zone 28: Charlemagne, L'Assomption, Le Gardeur, L'Épiphanie, Repentigny, Saint-Gérard-Majella, Saint-Sulpice, Lavaltrie; Zone 29: Bellefeuille, Lafontaine, Saint-Antoine, Saint-Jérôme, Gore, Saint-Colomban; Zone 27 & 39: Lachenaie, La Plaine, Mascouche, Terrebonne, Saint-Lin-Laurentides.
Sub Area 8	**South Shore** includes RMS Zone 30: Longueuil; Zone 31: Boucherville, Brossard, Greenfield-Park, Lemoyne, Saint-Hubert, Saint-Lambert; Zone 32: Beauharnois, Candiac, Châteauguay, Delson, Laprairie, Léry, Maple Grove, Melocheville, Mercier, Sainte-Catherine, Saint-Constant, Saint-Isidore, Saint-Mathieu, Saint-Philippe; Zone 33: Beloeil, McMasterville, Saint-Amable, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Sainte-Julie, Saint-Mathieu-de-Beloeil, Varennes; Zone 34: Carignan, Chambly, Mont-Saint-Hilaire, Notre-Dame-du-Bon-Secours, Otterburn Park, Richelieu, Saint-Mathias; Zone 36-38: St-Jean-sur-Richelieu, Iberville, Saint-Luc.
Sub Areas 1-8	**Montréal CMA**

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units in the Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type (Not available for Québec centres)
1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
1.1.6 Turnover Rates (%) by Zone and Bedroom Type
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.2.3 Turnover Rates (%) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.3.3 Vacancy Rates (%) by Structure Size and Zone
1.3.4 Turnover Rates (%) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units in the Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type (Not available for Québec centres)
2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
2.1.6 Turnover Rates (%) by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units in the Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type (Not available for Québec centres)
3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
3.1.6 Turnover Rates (%) by Zone and Bedroom Type

Available in the Halifax, Quebec, Montreal, Gatineau, Ottawa, Toronto, Hamilton, Kitchener-Cambridge-Waterloo, London, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Kelowna, Vancouver and Victoria Reports

Rental Condominium Apartment Data

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($) by Bedroom Type
4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Project Size

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Montréal CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Montréal Island Zone 1	3.7	2.7	4.6	2.6	5.0	3.3	5.9	2.2	4.6	2.8
Zone 2	**	**	2.3	**	**	**	**	**	3.6	4.8
Zone 3	**	**	1.9	1.1	1.0	0.8	**	0.5	**	1.0
Zone 4	3.8	3.2	5.2	3.6	5.3	5.1	**	2.3	5.3	4.0
Zone 5	6.4	3.2	6.1	2.2	3.9	3.0	**	**	5.5	3.3
Zone 6	5.4	2.8	2.0	1.0	1.0	0.4	**	0.5	2.3	1.1
Zone 7	**	4.6	6.0	**	4.0	1.4	**	**	5.0	2.3
Zone 8	4.9	4.1	**	**	**	**	**	**	5.1	3.2
Zone 9	3.7	3.0	3.2	**	**	**	**	**	2.9	2.8
Zone 10	**	**	3.4	**	**	**	0.2	**	2.5	2.7
Zone 11	**	4.0	4.2	2.1	4.5	2.8	**	0.7	4.8	2.5
Zone 12	**	2.5	**	**	2.1	0.8	0.3	0.2	4.3	3.4
Zone 13	**	2.1	5.0	5.5	4.2	3.2	5.2	3.5	4.8	4.0
Zone 14	**	3.9	5.5	5.1	5.0	3.7	**	**	5.4	3.8
Zone 15	5.7	3.6	2.0	1.3	1.9	1.5	**	4.0	2.2	1.9
Zone 16	3.6	**	2.7	3.6	3.2	2.7	**	1.0	3.5	3.0
Zone 17	**	3.2	1.7	**	1.4	1.9	**	**	1.5	2.4
Zone 18	**	0.7	**	6.7	4.7	2.5	**	**	6.8	3.2
Montréal Island (Zones 1-18)	**6.0**	**3.6**	**4.5**	**3.3**	**3.3**	**2.5**	**3.4**	**2.5**	**4.0**	**2.9**
Laval Zone 19	0.0	**	4.6	5.2	4.1	2.3	1.5	2.4	3.8	3.0
Zone 20	**	0.0	3.3	1.5	2.5	1.3	**	0.0	2.7	1.2
Zone 21	**	**	5.8	5.4	4.0	**	**	3.9	3.7	3.6
Zone 22	**	0.0	3.6	3.1	2.6	**	**	**	2.6	2.0
Zone 23	0.0	**	**	0.2	0.8	0.5	0.5	0.0	1.0	0.5
Zone 24	**	**	**	1.1	1.8	0.6	**	0.4	2.3	0.8
Laval (Zones 19-24)	**3.3**	**2.4**	**3.9**	**3.3**	**2.9**	**1.6**	**1.7**	**2.0**	**3.0**	**2.1**
North-Shore Zone 25	**	0.0	1.6	**	5.2	**	**	**	3.3	**
Zone 26	**	0.0	**	1.1	1.8	**	0.5	**	1.6	2.2
Zone 28	4.4	4.8	4.9	2.1	4.8	**	**	**	5.0	4.3
Zone 29	**	**	**	**	4.2	**	**	**	4.4	2.9
Zone 27 & 39	**	**	2.3	1.5	2.0	2.2	**	**	2.1	2.1
North-Shore (Zones 25-29,39)	**	**	**3.0**	**2.2**	**3.4**	**2.5**	**	**2.0**	**3.2**	**2.5**
Laval/North-Shore (Zones 19-29,39)	**5.9**	**	**3.4**	**2.7**	**3.2**	**2.2**	**2.0**	**2.0**	**3.1**	**2.3**
South-Shore Zone 30	5.4	**	4.4	3.3	5.6	2.8	5.0	**	5.1	3.0
Zone 31	5.1	2.5	6.1	4.1	4.2	3.1	1.6	**	4.3	3.1
Zone 32	3.1	3.8	**	6.5	3.9	4.1	4.4	**	4.4	4.1
Zone 33	**	**	0.6	0.5	1.0	0.5	**	**	1.2	0.9
Zone 34	**	**	**	2.7	2.8	0.9	**	**	3.6	1.6
Saint-Jean-sur-Richelieu (Zones 36-38)	**	0.9	4.3	2.4	2.5	3.8	2.5	2.1	2.8	3.0
South-Shore (Zones 30-34,36-38)	**5.1**	**2.3**	**4.7**	**3.4**	**3.9**	**3.0**	**3.3**	**2.4**	**4.0**	**2.9**
Zone 35	0.0	**	0.6	1.4	2.9	1.6	**	**	3.2	1.6
Suburbs (Zones 19-39)	**5.4**	**3.8**	**4.0**	**3.1**	**3.5**	**2.5**	**2.8**	**2.2**	**3.5**	**2.6**
Montréal CMA	**6.0**	**3.7**	**4.4**	**3.3**	**3.4**	**2.5**	**3.2**	**2.4**	**3.9**	**2.8**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Montréal CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Montréal Island Zone 1	785	786	1,052	1,064	1,482	1,449	1,560	1,520	1,133	1,125
Zone 2	521	554	635	690	696	717	853	881	683	720
Zone 3	514	529	552	617	727	743	890	1,059	658	731
Zone 4	571	587	772	794	1,014	1,003	1,400	1,371	913	912
Zone 5	577	589	742	755	974	957	1,126	1,122	858	859
Zone 6	672	685	820	868	928	948	1,251	1,385	861	900
Zone 7	492	490	571	585	656	665	820	**	629	655
Zone 8	546	551	632	607	758	740	931	995	721	717
Zone 9	541	548	621	664	738	737	923	1,020	697	723
Zone 10	500	493	620	614	709	709	863	866	727	719
Zone 11	455	490	542	581	622	641	745	779	618	641
Zone 12	509	527	611	623	**	751	1,041	1,020	**	693
Zone 13	574	565	718	722	842	846	960	971	802	802
Zone 14	515	525	629	642	712	728	848	867	697	708
Zone 15	647	623	897	925	1,027	1,075	1,208	1,216	982	1,010
Zone 16	555	574	685	715	804	823	907	965	769	799
Zone 17	570	544	588	598	664	707	941	986	675	712
Zone 18	498	481	557	544	669	674	803	841	658	657
Montréal Island (Zones 1-18)	**591**	**604**	**685**	**708**	**812**	**800**	**980**	**1,032**	**767**	**777**
Laval Zone 19	571	622	745	716	828	816	1,001	1,064	827	821
Zone 20	561	575	601	607	686	716	833	893	675	700
Zone 21	497	682	613	785	674	715	742	744	678	739
Zone 22	490	521	631	645	677	696	799	773	677	688
Zone 23	504	501	628	686	715	730	940	909	728	739
Zone 24	513	560	593	594	732	735	885	845	732	728
Laval (Zones 19-24)	**536**	**605**	**666**	**678**	**740**	**751**	**885**	**900**	**740**	**751**
North-Shore Zone 25	448	475	606	606	718	736	846	885	732	758
Zone 26	501	484	606	657	704	734	802	794	705	734
Zone 28	535	545	588	604	712	725	814	804	711	719
Zone 29	486	455	596	574	716	688	775	800	686	669
Zone 27 & 39	561	514	634	644	754	760	854	873	733	751
North-Shore (Zones 25-29,39)	**496**	**475**	**605**	**606**	**718**	**727**	**812**	**828**	**710**	**721**
Laval/North-Shore (Zones 19-29,39)	**508**	**511**	**630**	**639**	**726**	**736**	**833**	**847**	**721**	**732**
South-Shore Zone 30	513	548	656	663	744	758	807	799	724	733
Zone 31	566	568	665	674	748	765	**	871	831	753
Zone 32	573	523	647	644	755	731	823	822	744	732
Zone 33	506	512	625	625	760	774	878	846	763	763
Zone 34	482	476	602	617	736	730	819	825	731	727
Saint-Jean-sur-Richelieu (Zones 36-38)	483	480	539	551	673	690	697	715	651	666
South-Shore (Zones 30-34,36-38)	**528**	**535**	**634**	**643**	**733**	**743**	**886**	**797**	**738**	**725**
Zone 35	496	481	563	588	768	796	814	835	747	772
Suburbs (Zones 19-39)	**518**	**522**	**631**	**641**	**730**	**740**	**861**	**823**	**729**	**730**
Montréal CMA	**585**	**597**	**677**	**698**	**788**	**782**	**944**	**965**	**758**	**766**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Montréal CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Montréal Island Zone 1	5,508	5,457	8,732	8,999	6,629	7,072	1,341	1,425	22,210	22,953
Zone 2	1,662	1,655	8,491	8,444	15,668	15,614	4,104	4,096	29,925	29,809
Zone 3	517	512	3,397	3,449	12,354	12,434	1,698	1,700	17,966	18,095
Zone 4	3,576	3,563	10,678	10,812	14,390	14,328	2,964	2,883	31,608	31,586
Zone 5	3,352	3,422	14,174	14,102	14,989	14,983	3,178	3,112	35,693	35,619
Zone 6	8,390	8,330	11,316	11,207	16,642	16,438	4,168	4,159	40,516	40,134
Zone 7	3,927	4,081	9,975	9,929	22,385	22,360	3,866	3,864	40,153	40,234
Zone 8	3,245	3,153	7,323	7,341	13,748	13,590	4,284	4,289	28,600	28,373
Zone 9	5,386	5,371	11,886	11,918	22,173	22,067	4,011	3,985	43,456	43,341
Zone 10	599	605	4,083	4,047	19,698	19,195	3,757	3,667	28,137	27,514
Zone 11	756	765	3,750	3,673	15,117	14,858	2,457	2,454	22,080	21,750
Zone 12	2,683	2,710	8,687	8,564	15,733	15,541	2,202	2,180	29,305	28,995
Zone 13	755	748	5,191	5,162	8,216	8,113	1,766	1,763	15,928	15,786
Zone 14	669	713	3,270	3,249	6,348	6,267	1,110	1,110	11,397	11,339
Zone 15	188	188	1,018	1,021	1,491	1,486	400	399	3,097	3,094
Zone 16	505	510	2,499	2,498	5,704	5,684	985	981	9,693	9,673
Zone 17	760	763	4,457	4,430	12,819	12,788	2,373	2,373	20,409	20,354
Zone 18	244	245	1,577	1,587	8,469	8,455	1,370	1,366	11,660	11,653
Montréal Island (Zones 1-18)	**42,722**	**42,791**	**120,504**	**120,432**	**232,573**	**231,273**	**46,034**	**45,806**	**441,833**	**440,302**
Laval Zone 19	163	163	2,138	2,138	5,796	5,838	1,081	1,072	9,178	9,211
Zone 20	202	204	1,495	1,483	4,799	4,759	617	616	7,113	7,062
Zone 21	99	168	322	484	1,089	1,097	751	753	2,261	2,502
Zone 22	40	53	682	697	1,624	1,652	217	217	2,563	2,619
Zone 23	17	18	511	537	1,777	1,793	365	366	2,670	2,714
Zone 24	52	53	257	258	1,296	1,358	314	315	1,919	1,984
Laval (Zones 19-24)	**573**	**659**	**5,405**	**5,597**	**16,381**	**16,497**	**3,345**	**3,339**	**25,704**	**26,092**
North-Shore Zone 25	155	159	758	891	6,596	6,653	1,340	1,341	8,849	9,044
Zone 26	97	92	968	972	8,658	8,245	1,682	1,675	11,405	10,984
Zone 28	160	156	780	787	3,727	3,772	996	1,020	5,663	5,735
Zone 29	503	490	2,625	2,660	7,472	7,483	1,500	1,600	12,100	12,233
Zone 27 & 39	93	95	1,251	1,258	3,870	4,006	675	714	5,889	6,073
North-Shore (Zones 25-29,39)	**1,008**	**992**	**6,382**	**6,568**	**30,323**	**30,159**	**6,193**	**6,350**	**43,906**	**44,069**
Laval/North-Shore (Zones 19-29,39)	**1,581**	**1,651**	**11,787**	**12,165**	**46,704**	**46,656**	**9,538**	**9,689**	**69,610**	**70,161**
South-Shore Zone 30	728	747	5,704	5,705	10,940	10,858	3,898	3,881	21,270	21,191
Zone 31	534	526	3,459	3,475	7,541	7,722	2,168	2,163	13,702	13,886
Zone 32	81	69	937	915	4,210	4,350	1,080	1,092	6,308	6,426
Zone 33	151	149	592	596	2,893	2,979	965	996	4,601	4,720
Zone 34	72	72	340	341	1,266	1,273	564	558	2,242	2,244
Saint-Jean-sur-Richelieu (Zones 36-38)	312	340	1,605	1,663	8,977	8,682	2,141	2,163	13,035	12,848
South-Shore (Zones 30-34,36-38)	**1,878**	**1,903**	**12,637**	**12,695**	**35,827**	**35,864**	**10,816**	**10,853**	**61,158**	**61,315**
Zone 35	44	50	270	269	1,424	1,620	383	385	2,121	2,324
Suburbs (Zones 19-39)	**3,503**	**3,604**	**24,694**	**25,129**	**83,955**	**84,140**	**20,737**	**20,927**	**132,889**	**133,800**
Montréal CMA	**46,225**	**46,395**	**145,198**	**145,561**	**316,528**	**315,413**	**66,771**	**66,733**	**574,722**	**574,102**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Zone and Bedroom Type
Montréal CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17
Montréal Island Zone 1	3.0	++	2.5	2.6	4.1	2.6	**	**	2.6	2.1
Zone 2	++	**	++	3.8	2.4	**	**	++	1.9	3.1
Zone 3	3.1	++	++	1.2	2.3	++	**	++	**	++
Zone 4	++	1.9	**	**	**	1.3	2.9	2.3	**	1.9
Zone 5	**	2.6	1.5	2.7	++	3.3	++	++	1.0	3.3
Zone 6	2.3	2.7	**	2.8	++	++	++	++	2.1	3.0
Zone 7	**	2.1	1.4	3.7	3.0	**	**	4.1	2.0	3.0
Zone 8	**	**	++	**	4.3	++	++	++	2.4	1.1
Zone 9	3.2	3.2	2.3	1.3	1.6	1.8	2.2	2.1	2.5	2.3
Zone 10	++	++	++	2.0	1.0	**	1.4	++	++	2.1
Zone 11	++	4.9	1.4	4.1	++	3.3	++	++	1.1	2.9
Zone 12	1.3	2.6	1.6	2.9	**	1.6	**	**	2.1	2.1
Zone 13	2.5	2.8	1.5	1.4	1.3	2.0	1.4	1.9	1.4	2.0
Zone 14	++	**	**	1.3	2.8	++	5.3	++	2.0	++
Zone 15	3.1	++	3.0	1.7	**	2.5	++	++	1.9	1.6
Zone 16	2.3	3.4	++	3.9	++	4.4	++	5.5	++	4.2
Zone 17	**	++	**	1.3	++	2.5	++	++	++	++
Zone 18	++	-1.4	1.9	++	++	1.8	++	++	++	1.4
Montréal Island (Zones 1-18)	2.1	3.3	1.7	2.4	1.7	2.1	2.0	3.7	1.7	2.3
Laval Zone 19	2.3	**	1.4	1.7	0.7	3.0	0.6	2.6	0.9	2.6
Zone 20	++	**	++	2.5	1.2	2.8	1.6	**	0.9	2.6
Zone 21	3.7	**	3.7	4.1	1.6	5.4	1.2	3.2	1.8	3.3
Zone 22	**	++	1.2	1.6	1.8	0.8	1.0	0.7	1.6	0.8
Zone 23	**	**	++	2.1	1.1	**	++	++	1.2	1.9
Zone 24	**	++	++	++	**	2.0	++	**	3.3	1.7
Laval (Zones 19-24)	2.8	**	1.1	2.1	1.2	2.7	1.4	2.4	1.3	2.3
North-Shore Zone 25	++	3.2	3.1	++	1.7	2.9	++	**	2.0	2.3
Zone 26	2.8	++	2.4	3.4	1.3	1.3	-1.0	2.7	1.4	1.6
Zone 28	**	6.3	++	3.2	1.6	++	++	**	1.3	++
Zone 29	1.7	++	1.6	++	1.3	++	1.6	++	1.5	++
Zone 27 & 39	**	++	2.9	1.8	1.3	1.4	1.8	**	1.6	1.9
North-Shore (Zones 25-29,39)	1.2	2.3	1.9	2.2	1.4	1.3	++	2.5	1.5	1.5
Laval/North-Shore (Zones 19-29,39)	1.8	3.6	1.6	2.1	1.3	1.9	0.8	2.4	1.4	1.8
South-Shore Zone 30	1.5	1.5	1.6	1.7	1.4	1.8	3.4	1.5	1.6	1.8
Zone 31	1.5	++	1.4	1.3	1.2	2.3	**	2.4	1.9	1.8
Zone 32	3.2	2.4	++	3.1	2.8	1.7	3.4	2.4	**	2.1
Zone 33	++	**	3.8	2.8	2.8	1.7	**	1.2	3.0	2.0
Zone 34	**	-2.2	++	**	3.1	++	++	++	2.8	++
Saint-Jean-sur-Richelieu (Zones 36-38)	**	++	1.3	1.7	++	++	1.6	0.9	++	1.1
South-Shore (Zones 30-34,36-38)	1.9	1.4	2.0	1.7	1.5	1.7	3.4	1.7	1.8	1.7
Zone 35	**	++	4.2	2.2	**	3.5	**	++	2.1	3.0
Suburbs (Zones 19-39)	1.8	2.5	1.8	1.9	1.4	1.8	2.2	2.0	1.6	1.8
Montréal CMA	**2.1**	**3.2**	**1.7**	**2.3**	**1.7**	**2.1**	**2.1**	**3.2**	**1.7**	**2.2**

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.6 Private Apartment Turnover Rates (%) by Zone and Bedroom Type Montréal CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Montreal Island Zone 1	30.5	27.9	27.3	29.4	25.4	28.0	23.0	**	27.3	27.7
Zone 2	**	**	**	**	**	**	**	**	**	**
Zone 3	**	**	**	**	**	**	**	**	**	**
Zone 4	16.7	20.6	15.9	15.9	15.9	**	**	**	16.7	16.5
Zone 5	19.6	28.6	18.3	18.9	15.5	18.5	**	**	17.1	18.7
Zone 6	**	**	**	**	**	**	**	**	22.1	18.5
Zone 7	**	22.5	**	**	12.9	**	**	**	14.3	**
Zone 8	**	**	**	**	**	**	**	**	**	**
Zone 9	25.9	22.8	**	**	**	**	**	**	**	14.4
Zone 10	**	**	**	**	14.6	**	**	**	12.7	12.6
Zone 11	**	**	**	**	**	**	**	**	**	**
Zone 12	**	**	13.1	**	**	**	**	**	11.1	**
Zone 13	**	14.7	19.3	21.7	17.4	18.0	**	**	18.7	19.0
Zone 14	13.2	21.9	15.3	17.3	14.3	**	**	14.4	13.5	16.6
Zone 15	**	10.7	**	13.8	19.4	14.8	12.8	**	20.3	14.4
Zone 16	**	**	14.2	16.3	12.9	17.8	**	13.8	12.6	16.5
Zone 17	**	**	**	**	**	**	**	**	**	**
Zone 18	**	**	**	**	**	12.6	**	**	**	**
Montréal Island (Zones 1-18)	23.2	25.3	18.7	17.6	15.0	15.9	**	13.8	17.3	17.2
Laval Zone 19	**	**	19.0	16.8	14.0	14.3	14.0	15.0	15.4	15.1
Zone 20	**	**	**	**	13.8	14.9	**	**	14.5	15.0
Zone 21	**	**	**	24.0	**	20.1	**	**	20.4	19.1
Zone 22	**	**	24.8	**	18.9	15.0	**	**	19.6	16.5
Zone 23	**	**	**	**	12.8	15.0	**	**	15.0	15.5
Zone 24	**	**	**	**	12.8	12.6	**	**	13.7	13.6
Laval (Zones 19-24)	**	16.7	19.4	18.3	14.7	14.8	15.4	14.4	15.8	15.5
North-Shore Zone 25	**	**	**	**	**	**	**	**	**	**
Zone 26	**	**	**	**	**	**	**	**	**	**
Zone 28	**	13.5	**	**	19.9	**	**	**	19.0	18.8
Zone 29	**	**	14.3	**	**	**	**	**	16.9	**
Zone 27 & 39	**	**	21.9	18.2	19.4	20.8	**	**	20.8	19.1
North-Shore (Zones 25-29,39)	**	**	16.3	15.2	16.8	19.8	24.0	**	18.1	18.5
Laval/North-Shore (Zones 19-29,39)	**	**	17.6	16.6	16.0	17.9	21.4	**	17.3	17.4
South-Shore Zone 30	**	**	18.1	20.9	19.2	16.4	**	**	19.1	17.8
Zone 31	**	**	19.7	17.1	15.1	17.5	**	**	15.9	18.0
Zone 32	13.4	**	14.6	14.4	17.3	16.0	**	11.0	17.7	14.9
Zone 33	**	**	**	**	16.1	16.2	**	**	17.2	16.9
Zone 34	**	**	12.5	13.5	19.6	18.3	**	**	18.8	16.5
Saint-Jean-sur-Richelieu (Zones 36-38)	**	**	**	**	20.7	19.6	**	17.4	20.2	19.9
South-Shore (Zones 30-34,36-38)	**	**	19.6	19.4	18.1	17.3	17.4	16.5	18.3	17.9
Zone 35	**	**	**	**	17.7	17.9	**	**	18.4	19.3
Suburbs (Zones 19-39)	21.0	23.4	18.6	18.1	16.9	17.6	19.2	16.4	17.8	17.7
Montréal CMA	**23.0**	**25.1**	**18.7**	**17.6**	**15.5**	**16.4**	**17.1**	**14.6**	**17.4**	**17.3**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Montréal CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Montréal Island (Zones 1-18)										
Unknown	**	**	**	**	2.9	**	**	**	3.2	3.9
Pre 1940	5.3	**	4.8	2.3	3.3	2.8	2.8	0.9	3.8	2.5
1940 - 1959	8.0	3.2	4.1	4.1	4.2	2.7	3.8	**	4.7	3.2
1960 - 1974	4.9	4.0	5.2	3.4	3.8	2.4	3.9	1.2	4.5	2.9
1975 - 1989	3.4	1.5	4.5	1.5	1.8	1.5	**	**	2.9	1.6
1990 - 2004	**	1.3	4.6	5.4	1.5	1.2	**	0.2	3.8	2.2
2005+	**	**	4.1	3.4	4.5	**	**	**	4.5	4.3
Total	6.0	3.6	4.5	3.3	3.3	2.5	3.4	2.5	4.0	2.9
Laval (Zones 19-24)										
Unknown	**	2.2	5.1	4.9	5.6	2.1	5.2	**	5.1	3.9
Pre 1940	**	**	**	**	**	**	**	**	**	**
1940 - 1959	**	**	**	**	**	**	**	**	**	**
1960 - 1974	4.8	**	4.6	2.6	2.8	3.0	**	2.6	2.9	2.8
1975 - 1989	**	**	3.4	1.7	2.8	0.8	2.6	0.4	2.9	1.0
1990 - 2004	**	**	**	**	0.5	**	**	**	0.7	**
2005+	**	**	**	**	**	**	0.0	**	**	**
Total	3.3	2.4	3.9	3.3	2.9	1.6	1.7	2.0	3.0	2.1
North-Shore (Zones 25-29,39)										
Unknown	**	**	0.2	**	**	**	**	**	**	**
Pre 1940	**	**	**	**	**	**	**	**	**	**
1940 - 1959	**	**	**	**	**	**	**	**	**	**
1960 - 1974	3.3	**	**	**	2.1	**	0.3	**	3.1	2.9
1975 - 1989	**	**	2.7	1.3	3.1	2.0	2.1	**	3.0	2.1
1990 - 2004	**	**	1.2	0.6	**	**	**	**	2.7	**
2005+	**	**	1.1	**	3.6	**	**	**	3.4	3.0
Total	**	**	3.0	2.2	3.4	2.5	**	2.0	3.2	2.5
South-Shore (Zones 30-34,36-38)										
Unknown	**	8.4	**	**	**	**	**	0.7	5.9	3.8
Pre 1940	**	0.0	**	**	**	**	**	**	**	**
1940 - 1959	**	**	0.7	0.6	0.7	**	**	**	1.3	**
1960 - 1974	**	2.6	4.8	4.0	6.5	3.2	4.6	**	5.6	3.6
1975 - 1989	2.5	2.2	4.1	3.2	3.1	3.2	2.9	2.2	3.3	3.0
1990 - 2004	**	**	**	1.1	1.5	1.4	1.5	0.4	2.4	1.0
2005+	**	0.0	**	**	**	2.1	**	0.3	3.7	2.1
Total	5.1	2.3	4.7	3.4	3.9	3.0	3.3	2.4	4.0	2.9
Montréal CMA										
Unknown	**	**	**	4.5	3.2	**	**	**	3.4	3.9
Pre 1940	5.2	**	4.9	2.4	3.3	2.9	3.0	1.0	3.9	2.6
1940 - 1959	7.9	3.1	3.9	4.1	4.1	2.5	3.5	**	4.5	3.2
1960 - 1974	4.9	4.0	5.2	3.4	3.9	2.5	3.7	2.2	4.5	2.9
1975 - 1989	3.5	2.0	4.1	1.9	2.4	1.9	3.2	2.3	3.0	1.9
1990 - 2004	**	1.4	4.1	3.6	2.3	1.9	**	0.2	2.9	1.8
2005+	**	**	4.5	3.4	3.8	3.4	**	**	4.0	3.3
Total	6.0	3.7	4.4	3.3	3.4	2.5	3.2	2.4	3.9	2.8

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Montréal CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Montréal Island (Zones 1-18)										
Unknown	577	524	624	632	776	760	964	1,051	750	761
Pre 1940	633	634	677	700	**	812	1,077	1,116	851	814
1940 - 1959	521	540	611	645	726	740	927	950	674	703
1960 - 1974	591	615	714	737	796	809	918	952	750	767
1975 - 1989	725	705	756	744	777	795	932	1,011	786	797
1990 - 2004	595	591	722	761	857	816	1,069	1,123	805	857
2005+	**	820	972	925	1,200	1,306	1,238	1,178	1,092	1,078
Total	591	604	685	708	812	800	980	1,032	767	777
Laval (Zones 19-24)										
Unknown	**	838	863	969	987	1,060	1,202	**	976	1,052
Pre 1940	**	**	**	**	**	**	**	**	**	**
1940 - 1959	**	**	601	574	645	646	**	838	634	642
1960 - 1974	523	539	614	623	684	709	801	805	682	697
1975 - 1989	524	525	620	627	705	723	845	858	702	717
1990 - 2004	**	**	742	756	778	793	1,041	997	799	812
2005+	**	**	1,045	1,046	1,087	974	1,205	1,192	1,096	1,006
Total	536	605	666	678	740	751	885	900	740	751
North-Shore (Zones 25-29,39)										
Unknown	**	463	557	581	696	684	749	807	661	665
Pre 1940	441	456	591	618	588	586	680	660	588	589
1940 - 1959	**	**	552	**	585	570	785	**	626	526
1960 - 1974	513	509	593	572	647	658	790	788	648	653
1975 - 1989	481	499	565	585	667	673	770	779	657	674
1990 - 2004	**	**	670	626	747	757	813	809	750	752
2005+	**	**	736	782	865	876	936	959	870	891
Total	496	475	605	606	718	727	812	828	710	721
South-Shore (Zones 30-34,36-38)										
Unknown	810	750	705	793	749	742	**	834	753	768
Pre 1940	**	529	566	518	629	670	754	752	640	645
1940 - 1959	512	482	569	543	663	666	**	746	**	639
1960 - 1974	506	500	645	631	711	715	756	774	699	698
1975 - 1989	496	514	621	641	696	707	789	775	688	697
1990 - 2004	513	527	631	701	812	796	816	813	788	790
2005+	**	834	845	885	904	937	1,006	999	917	941
Total	528	535	634	643	733	743	886	797	738	725
Montréal CMA										
Unknown	575	535	628	642	772	760	955	1,031	749	761
Pre 1940	624	626	675	697	**	806	1,063	1,096	845	808
1940 - 1959	521	538	609	641	720	734	1,025	937	686	698
1960 - 1974	586	607	702	720	770	785	870	887	737	752
1975 - 1989	670	666	692	693	729	740	857	880	734	743
1990 - 2004	598	588	696	727	800	787	869	941	782	808
2005+	838	812	931	913	991	1,028	1,051	1,054	983	995
Total	585	597	677	698	788	782	944	965	758	766

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.2.3 Private Apartment Turnover Rates (%) by Year of Construction and Bedroom Type
Montréal CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Montréal Island (Zones 1-18)										
Unknown	**	**	**	**	12.7	**	**	**	**	**
Pre 1940	**	**	**	**	**	**	**	**	18.6	16.3
1940 - 1959	23.6	**	18.0	16.6	14.5	15.6	**	**	17.3	17.2
1960 - 1974	22.5	25.7	18.5	19.6	15.1	16.7	**	**	17.3	18.4
1975 - 1989	25.1	23.2	18.4	20.1	14.8	11.5	5.6	**	15.5	15.0
1990 - 2004	14.9	28.6	**	10.5	**	**	**	**	13.5	**
2005+	**	**	**	**	**	**	**	**	**	**
Total	23.2	25.3	18.7	17.6	15.0	15.9	**	13.8	17.3	17.2
Laval (Zones 19-24)										
Unknown	**	18.7	13.7	20.5	7.8	23.9	19.1	**	13.3	20.4
Pre 1940	**	**	**	**	**	**	**	**	**	**
1940 - 1959	**	**	**	**	**	**	**	**	**	**
1960 - 1974	**	**	21.4	16.2	16.2	17.5	14.5	14.4	17.4	16.4
1975 - 1989	**	**	19.6	19.8	13.6	13.1	15.0	13.6	14.8	14.4
1990 - 2004	**	**	**	**	**	14.1	**	**	**	**
2005+	**	**	**	**	**	**	**	**	**	**
Total	**	16.7	19.4	18.3	14.7	14.8	15.4	14.4	15.8	15.5
North-Shore (Zones 25-29,39)										
Unknown	**	**	**	**	**	**	**	**	**	**
Pre 1940	**	**	**	**	**	**	**	**	**	**
1940 - 1959	**	**	**	**	**	**	**	**	**	**
1960 - 1974	**	**	**	**	**	**	**	**	13.1	12.9
1975 - 1989	**	**	19.2	**	17.4	20.0	**	**	17.3	16.8
1990 - 2004	**	**	**	**	14.6	**	**	**	17.5	**
2005+	**	**	**	**	**	**	**	**	24.1	**
Total	**	**	16.3	15.2	16.8	19.8	24.0	**	18.1	18.5
South-Shore (Zones 30-34,36-38)										
Unknown	**	**	**	**	**	**	**	**	**	17.8
Pre 1940	**	**	**	**	**	**	**	**	**	**
1940 - 1959	**	**	**	**	**	**	**	**	**	**
1960 - 1974	**	**	**	19.9	21.6	19.8	19.9	**	21.0	19.7
1975 - 1989	**	**	15.9	22.3	15.7	16.7	14.1	15.1	15.7	17.8
1990 - 2004	**	**	**	13.0	17.7	15.0	**	14.0	17.8	14.4
2005+	**	**	**	**	**	13.5	**	**	**	16.6
Total	**	**	19.6	19.4	18.1	17.3	17.4	16.5	18.3	17.9
Montréal CMA										
Unknown	**	**	**	**	13.1	**	**	**	**	**
Pre 1940	**	**	**	**	**	**	**	**	18.5	16.2
1940 - 1959	24.1	**	18.4	16.3	14.9	16.0	**	**	17.6	17.2
1960 - 1974	22.1	25.7	18.8	19.3	15.8	17.0	**	12.1	17.6	18.3
1975 - 1989	24.2	22.5	18.0	20.1	15.2	14.4	10.2	12.2	15.7	15.9
1990 - 2004	**	**	15.5	12.7	13.9	**	**	**	15.9	20.0
2005+	**	**	**	**	18.6	**	**	**	21.8	19.2
Total	23.0	25.1	18.7	17.6	15.5	16.4	17.1	14.6	17.4	17.3

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Montréal CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Montréal Island (Zones 1-18)										
3 to 5 Units	**	**	3.4	3.7	1.9	2.1	2.6	**	2.8	2.7
6 to 19 Units	7.2	4.9	4.9	2.8	4.3	2.8	4.8	2.2	4.8	2.9
20 to 49 Units	6.5	4.0	5.8	3.1	4.7	2.2	4.9	2.0	5.5	2.9
50 to 99 Units	5.2	3.2	5.4	4.3	4.0	3.5	4.5	4.7	4.9	3.8
100+ Units	2.4	2.6	4.6	3.1	4.4	3.8	5.8	5.2	4.1	3.3
Total	6.0	3.6	4.5	3.3	3.3	2.5	3.4	2.5	4.0	2.9
Laval (Zones 19-24)										
3 to 5 Units	**	**	**	**	**	**	**	**	2.8	**
6 to 19 Units	**	0.0	3.4	1.6	2.4	1.4	**	**	2.5	1.5
20 to 49 Units	4.1	2.5	3.6	3.6	3.7	2.5	2.3	1.9	3.6	2.9
50 to 99 Units	**	**	1.6	0.9	2.4	1.0	0.9	0.0	2.0	0.8
100+ Units	**	2.2	5.2	4.6	5.9	3.8	3.2	3.6	5.1	4.0
Total	3.3	2.4	3.9	3.3	2.9	1.6	1.7	2.0	3.0	2.1
North-Shore (Zones 25-29,39)										
3 to 5 Units	**	**	**	**	3.4	3.0	**	**	3.2	2.7
6 to 19 Units	**	**	3.1	1.1	3.4	2.1	1.4	3.5	3.2	2.3
20 to 49 Units	0.9	1.8	3.7	2.1	3.6	3.3	3.9	4.0	3.4	2.8
50 to 99 Units	13.0	8.3	3.1	3.2	**	4.0	3.1	1.1	5.9	3.7
100+ Units	**	**	**	**	**	**	**	**	**	**
Total	**	**	3.0	2.2	3.4	2.5	**	2.0	3.2	2.5
South-Shore (Zones 30-34,36-38)										
3 to 5 Units	**	**	**	**	0.7	**	**	**	1.7	3.0
6 to 19 Units	**	**	5.2	3.7	4.8	2.3	4.3	1.9	4.8	2.4
20 to 49 Units	1.8	2.2	4.8	4.1	4.1	3.3	3.0	1.9	4.1	3.4
50 to 99 Units	4.6	0.0	5.5	2.1	5.4	4.1	3.0	1.9	5.2	3.0
100+ Units	12.6	8.0	5.2	6.0	4.8	5.0	2.9	2.6	5.1	5.4
Total	5.1	2.3	4.7	3.4	3.9	3.0	3.3	2.4	4.0	2.9
Montréal CMA										
3 to 5 Units	**	**	3.4	3.6	2.0	2.2	2.4	2.3	2.7	2.7
6 to 19 Units	7.2	4.8	4.8	2.7	4.0	2.5	4.4	2.2	4.5	2.6
20 to 49 Units	6.1	3.8	5.5	3.2	4.4	2.5	4.3	2.1	5.1	3.0
50 to 99 Units	5.2	3.2	5.3	4.0	4.2	3.5	3.9	3.8	4.9	3.7
100+ Units	2.5	2.7	4.6	3.4	4.5	3.9	5.1	4.6	4.2	3.4
Total	6.0	3.7	4.4	3.3	3.4	2.5	3.2	2.4	3.9	2.8

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Montréal CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Montréal Island (Zones 1-18)										
3 to 5 Units	545	541	610	636	801	750	956	1,020	760	762
6 to 19 Units	536	540	627	653	705	720	898	925	692	707
20 to 49 Units	538	547	666	681	824	837	1,036	1,041	708	722
50 to 99 Units	596	610	764	779	973	989	1,304	1,287	811	821
100+ Units	772	775	983	1,006	1,301	1,321	1,939	1,910	1,070	1,080
Total	591	604	685	708	812	800	980	1,032	767	777
Laval (Zones 19-24)										
3 to 5 Units	469	516	642	620	736	745	879	895	756	760
6 to 19 Units	501	495	583	589	691	711	776	755	679	691
20 to 49 Units	547	564	639	684	734	779	899	895	702	741
50 to 99 Units	504	526	737	676	898	798	964	889	849	768
100+ Units	700	835	931	940	1,092	1,037	1,226	1,275	1,052	1,031
Total	536	605	666	678	740	751	885	900	740	751
North-Shore (Zones 25-29,39)										
3 to 5 Units	444	419	547	554	727	759	828	840	725	748
6 to 19 Units	492	495	596	619	693	695	768	803	683	695
20 to 49 Units	496	501	627	616	747	748	724	761	687	684
50 to 99 Units	642	676	766	769	813	847	858	890	787	808
100+ Units	**	**	**	**	**	**	**	**	**	**
Total	496	475	605	606	718	727	812	828	710	721
South-Shore (Zones 30-34,36-38)										
3 to 5 Units	493	**	547	549	730	741	**	802	807	713
6 to 19 Units	511	486	572	580	692	700	759	770	686	699
20 to 49 Units	495	491	632	650	748	763	815	850	700	711
50 to 99 Units	579	583	745	758	883	895	967	1,024	821	842
100+ Units	783	761	856	849	976	981	1,199	1,098	934	923
Total	528	535	634	643	733	743	886	797	738	725
Montréal CMA										
3 to 5 Units	540	532	605	628	787	750	948	973	760	758
6 to 19 Units	532	534	618	643	700	713	845	856	689	704
20 to 49 Units	535	543	659	675	798	813	963	980	706	720
50 to 99 Units	596	610	762	775	952	963	1,198	1,200	812	821
100+ Units	772	775	971	992	1,247	1,261	1,731	1,701	1,057	1,066
Total	585	597	677	698	788	782	944	965	758	766

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Montréal CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Montréal Island Zone 1	**	**	4.8	2.3	4.5	1.3	4.8	3.5	4.2	2.9
Zone 2	**	**	**	6.0	4.6	3.0	4.1	3.5	**	**
Zone 3	**	**	4.9	3.0	6.0	4.6	4.5	2.9	**	1.3
Zone 4	**	**	4.9	2.4	5.7	2.8	4.4	3.4	4.1	4.2
Zone 5	**	**	4.9	2.8	4.4	1.8	5.0	3.3	7.7	4.8
Zone 6	**	**	3.3	0.6	4.7	2.8	2.7	2.4	2.5	3.5
Zone 7	**	**	6.7	2.5	4.4	2.3	12.7	**	4.1	3.5
Zone 8	**	**	3.5	2.5	**	2.3	**	**	4.3	**
Zone 9	**	**	3.5	1.4	4.5	2.7	2.8	**	**	**
Zone 10	**	**	3.0	2.8	6.1	4.5	4.0	3.7	**	**
Zone 11	**	**	**	2.9	8.5	2.7	4.6	2.3	**	**
Zone 12	**	**	4.5	2.2	9.0	3.6	4.0	1.4	4.0	2.9
Zone 13	5.3	**	8.4	6.8	5.8	3.4	3.4	4.4	2.7	1.7
Zone 14	**	**	3.9	4.8	6.6	5.1	4.3	3.0	**	**
Zone 15	**	**	3.7	3.9	1.8	1.3	1.6	0.0	1.4	1.4
Zone 16	**	**	3.1	1.4	3.8	2.0	3.5	5.4	4.2	2.3
Zone 17	**	**	2.7	4.8	4.6	3.7	**	**	**	**
Zone 18	**	0.1	5.7	3.4	3.9	3.4	**	**	-	-
Montréal Island (Zones 1-18)	2.8	2.7	4.8	2.9	5.5	2.9	4.9	3.8	4.1	3.3
Laval Zone 19	**	**	2.4	1.7	4.4	4.4	2.1	1.3	5.4	4.2
Zone 20	**	**	2.7	1.4	2.0	0.4	-	-	**	**
Zone 21	**	**	4.5	2.6	2.8	2.8	**	**	-	**
Zone 22	**	**	3.0	**	3.8	2.7	**	**	**	**
Zone 23	**	0.7	1.4	0.4	1.6	0.9	**	**	-	-
Zone 24	**	0.0	1.5	0.8	4.6	2.3	-	-	-	-
Laval (Zones 19-24)	2.8	**	2.5	1.5	3.6	2.9	2.0	0.8	5.1	4.0
North-Shore Zone 25	**	**	1.8	0.8	2.6	3.5	**	4.2	-	**
Zone 26	**	**	2.8	2.4	2.8	2.2	**	1.7	**	**
Zone 28	**	**	5.4	**	3.1	1.8	**	**	-	-
Zone 29	5.2	**	3.9	2.1	5.4	4.3	**	**	**	**
Zone 27 & 39	1.5	**	2.5	2.4	2.2	2.1	-	-	-	-
North-Shore (Zones 25-29,39)	3.2	2.7	3.2	2.3	3.4	2.8	5.9	3.7	**	**
Laval/North-Shore (Zones 19-29,39)	3.1	2.6	3.0	2.0	3.5	2.8	4.0	2.4	3.9	3.7
South-Shore Zone 30	**	**	**	2.8	3.8	3.2	3.7	1.7	5.1	2.7
Zone 31	**	**	4.6	1.8	4.5	4.1	5.0	3.9	7.9	8.8
Zone 32	**	**	3.3	3.9	6.1	4.4	10.8	0.4	**	**
Zone 33	0.7	**	1.2	0.7	1.3	0.3	**	**	**	**
Zone 34	**	0.7	4.2	2.0	3.0	2.2	**	**	-	-
Saint-Jean-sur-Richelieu (Zones 36-38)	**	**	3.8	2.4	3.5	2.7	**	-	**	**
South-Shore (Zones 30-34,36-38)	1.7	3.0	4.8	2.4	4.1	3.4	5.2	3.0	5.1	5.4
Zone 35	**	**	**	2.0	0.5	2.3	-	-	-	-
Suburbs (Zones 19-39)	2.6	2.7	3.8	2.2	3.8	3.2	4.8	2.8	4.5	4.6
Montréal CMA	**2.7**	**2.7**	**4.5**	**2.6**	**5.1**	**3.0**	**4.9**	**3.7**	**4.2**	**3.4**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.3.4 Private Apartment Turnover Rates (%) by Structure Size and Bedroom Type
Montréal CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Montréal Island (Zones 1-18)										
3 to 5 Units	**	**	**	14.7	13.1	**	**	**	14.8	14.9
6 to 19 Units	20.1	22.3	21.7	17.4	16.7	16.2	17.5	**	18.5	16.9
20 to 49 Units	24.4	25.8	18.6	18.8	15.2	16.4	13.4	18.2	18.4	19.4
50 to 99 Units	26.0	25.2	18.1	18.9	14.7	14.6	10.0	11.3	18.5	18.8
100+ Units	26.1	28.0	22.2	23.7	18.9	19.2	14.1	16.8	21.9	23.2
Total	23.2	25.3	18.7	17.6	15.0	15.9	**	13.8	17.3	17.2
Laval (Zones 19-24)										
3 to 5 Units	**	**	**	**	13.4	**	**	**	**	**
6 to 19 Units	**	**	20.5	16.2	15.1	13.8	14.0	13.4	16.1	14.2
20 to 49 Units	9.3	14.9	19.1	18.1	14.1	17.6	10.5	14.5	15.3	17.3
50 to 99 Units	**	**	17.2	**	**	11.3	13.5	**	15.2	12.8
100+ Units	23.4	18.0	13.2	20.7	15.9	19.9	13.4	13.4	14.8	19.0
Total	**	16.7	19.4	18.3	14.7	14.8	15.4	14.4	15.8	15.5
North-Shore (Zones 25-29,39)										
3 to 5 Units	**	**	**	**	**	**	**	**	19.3	**
6 to 19 Units	**	**	19.4	**	17.1	17.5	**	**	17.5	17.2
20 to 49 Units	**	**	15.7	13.6	14.7	12.7	11.8	14.9	15.2	13.5
50 to 99 Units	17.5	**	15.5	**	21.1	16.5	13.2	8.7	17.9	15.8
100+ Units	**	**	**	**	**	**	**	**	**	**
Total	**	**	16.3	15.2	16.8	19.8	24.0	**	18.1	18.5
South-Shore (Zones 30-34,36-38)										
3 to 5 Units	**	**	**	**	**	13.7	**	**	18.5	16.5
6 to 19 Units	**	**	**	21.6	18.1	18.4	18.0	16.5	18.8	18.3
20 to 49 Units	14.7	**	17.5	18.1	15.6	15.6	15.7	12.0	16.3	16.6
50 to 99 Units	12.0	**	15.9	**	13.2	16.2	7.6	12.3	13.4	16.3
100+ Units	15.3	23.4	21.7	23.7	27.6	26.3	27.1	24.2	24.6	25.0
Total	**	**	19.6	19.4	18.1	17.3	17.4	16.5	18.3	17.9
Montréal CMA										
3 to 5 Units	**	**	**	14.9	13.8	16.1	**	13.8	15.4	15.5
6 to 19 Units	20.9	22.1	21.5	17.7	16.8	16.5	17.5	15.9	18.3	17.0
20 to 49 Units	23.7	25.2	18.4	18.5	15.1	16.1	13.7	16.6	17.8	18.6
50 to 99 Units	25.6	25.1	17.9	18.7	14.8	14.8	9.9	11.5	18.0	18.4
100+ Units	26.0	27.8	21.7	23.6	19.7	20.1	16.2	17.1	21.7	23.1
Total	23.0	25.1	18.7	17.6	15.5	16.4	17.1	14.6	17.4	17.3

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.4 Private Apartment Vacancy Rates (%)[1] by Rent Range and Bedroom Type Montréal CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Montréal Island (Zones 1-18)										
LT $600	8.1	3.8	4.3	2.8	4.1	**	**	0.1	5.2	3.2
$600 - $749	4.0	2.4	4.5	4.2	3.5	1.8	4.4	**	4.0	2.9
$750 - $899	4.0	3.0	5.6	3.1	3.2	1.9	3.0	**	3.8	2.4
$900 - $999	**	**	4.9	2.2	3.2	2.5	**	**	3.3	3.8
$1000+	5.5	5.1	**	2.8	4.9	4.4	5.4	**	5.4	3.4
Total	6.0	3.6	4.5	3.3	3.3	2.5	3.4	2.5	4.0	2.9
Laval (Zones 19-24)										
LT $600	**	**	2.1	**	**	0.4	0.0	0.0	2.1	**
$600 - $749	**	**	4.1	2.9	2.8	1.5	**	**	2.9	1.8
$750 - $899	**	**	3.4	1.6	2.6	1.7	1.4	**	2.4	1.8
$900 - $999	**	**	3.5	5.1	**	0.7	**	**	3.4	1.6
$1000+	**	**	9.0	6.0	4.8	5.1	**	2.4	4.3	4.1
Total	3.3	2.4	3.9	3.3	2.9	1.6	1.7	2.0	3.0	2.1
North-Shore (Zones 25-29,39)										
LT $600	**	**	3.1	1.1	**	0.1	**	**	3.2	1.1
$600 - $749	**	8.8	4.0	**	4.1	2.7	**	0.8	3.9	2.6
$750 - $899	**	**	1.3	0.0	2.9	**	**	**	2.6	3.3
$900 - $999	**	**	**	**	**	**	**	0.1	**	**
$1000+	**	**	2.1	**	0.9	**	0.4	0.5	0.9	**
Total	**	**	3.0	2.2	3.4	2.5	**	2.0	3.2	2.5
South-Shore (Zones 30-34,36-38)										
LT $600	4.8	2.4	3.8	2.2	1.1	1.8	**	**	2.9	2.0
$600 - $749	**	**	5.6	4.3	4.2	3.3	3.5	4.5	4.3	3.7
$750 - $899	3.9	5.6	4.8	3.7	4.8	3.0	3.5	**	4.4	2.7
$900 - $999	**	**	9.2	2.2	4.2	3.8	5.7	1.1	5.8	2.6
$1000+	**	**	**	16.1	2.6	3.0	**	**	3.5	3.5
Total	5.1	2.3	4.7	3.4	3.9	3.0	3.3	2.4	4.0	2.9
Montréal CMA										
LT $600	7.9	3.7	4.1	2.7	3.5	3.0	**	0.1	4.8	3.0
$600 - $749	4.0	2.5	4.5	4.1	3.6	2.1	3.8	3.4	3.9	2.9
$750 - $899	4.0	3.0	5.4	3.1	3.4	2.2	2.8	**	3.7	2.5
$900 - $999	3.8	**	5.0	2.3	3.3	2.9	2.7	**	3.5	3.5
$1000+	5.5	5.2	6.7	3.0	4.7	4.4	5.0	**	5.2	3.5
Total	6.0	3.7	4.4	3.3	3.4	2.5	3.2	2.4	3.9	2.8

[1] Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Vacancy Rates (%)
Montréal CMA - October 2017

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-16	Oct-17	Oct-16	Oct-17
Downtown and Nun's Island	2.5	2.2	4.6	2.8
Outer Centre	3.6	3.4	4.1	3.2
West part of Island of Montréal	3.6	2.3	3.9	2.9
East part of Island of Montréal	1.9	1.5	3.9	2.7
Montréal Island	2.9	2.4	4.0	2.9
Laval	2.2	1.0	3.0	2.1
Vaudreuil-Soulanges	2.7	1.3	3.2	1.6
North Shore	4.2	2.1	3.2	2.5
South Shore	3.7	0.7	4.0	2.9
Montréal CMA	**3.1**	**1.8**	**3.9**	**2.8**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1]
Average Rents ($) by Bedroom Type
Montréal CMA - October 2017

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Downtown and Nun's Island	1,275	786	1,574	1,064	2,119	1,449	3,406	1,520
Outer Centre	1,233	633	1,205	784	1,607	909	**	1,173
West part of Island of Montréal	**	539	923	661	1,202	785	1,609	997
East part of Island of Montréal	**	525	937	615	1,112	695	1,358	941
Montréal Island	1,037	604	1,135	708	1,399	800	1,964	1,032
Laval	**	605	891	678	1,106	751	1,336	900
Vaudreuil-Soulanges	**	481	**	588	1,011	796	**	835
North Shore	**	475	762	606	1,039	727	1,061	828
South Shore	**	535	824	643	1,055	743	1,114	797
Montréal CMA	**958**	**597**	**989**	**698**	**1,180**	**782**	**1,542**	**985**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

4.1.3 Rental Condominium Apartments - Average Rents ($)
by Bedroom Type
Montréal CMA - October 2017

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Downtown and Nun's Island	1,376	1,275	1,259	1,574	1,853	2,119	**	3,406	1,868	2,028
Outer Centre	**	1,233	1,124	1,205	1,548	1,607	**	**	1,511	1,537
West part of Island of Montréal	**	**	979	923	1,255	1,202	1,664	1,609	1,251	1,254
East part of Island of Montréal	**	**	999	937	1,126	1,112	1,312	1,358	1,097	1,085
Montréal Island	**	1,037	1,062	1,135	1,359	1,399	1,560	1,964	1,360	1,362
Laval	**	**	774	891	1,120	1,106	1,180	1,336	1,097	1,115
Vaudreuil-Soulanges	**	**	**	**	978	1,011	996	**	986	1,031
North Shore	860	**	770	762	1,021	1,039	1,135	1,061	993	1,015
South Shore	**	**	910	824	1,064	1,055	1,350	1,114	1,078	1,087
Montréal CMA	**1,121**	**958**	**944**	**989**	**1,158**	**1,180**	**1,366**	**1,542**	**1,174**	**1,181**

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Total Vacancy Rates (%)
by Building Size
Montréal CMA - October 2017

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-16	Oct-17	Oct-16	Oct-17
Montréal Island				
3 to 5 Units	**	**	2.8	2.7
6 to 19 Units	3.0	2.6	4.8	2.9
20 to 49 Units	3.8	1.5	5.5	2.9
50 to 99 Units	2.5	1.5	4.9	3.8
100+ Units	1.8	2.6	4.1	3.3
Total	2.9	2.4	4.0	2.9
Montréal CMA				
3 to 5 Units	**	**	2.7	2.7
6 to 19 Units	3.2	1.5	4.5	2.6
20 to 49 Units	3.7	1.5	5.1	3.0
50 to 99 Units	3.3	2.1	4.9	3.7
100+ Units	1.9	2.0	4.2	3.4
Total	3.1	1.8	3.9	2.8

[1] Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments
Montréal CMA - October 2017

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Downtown and Nun's Island	22,580	24,212	5,724	6,127	25.3	25.3	2.5	2.2
Outer Centre	27,653	28,705	4,036	4,962	14.6	17.3	3.6	3.4
West part of Island of Montréal	23,744	24,694	3,503	3,885	14.8	15.7	3.6	2.3
East part of Island of Montréal	29,191	30,185	3,125	3,680	10.7	12.2	1.9	1.5
Montréal Island	103,168	107,796	16,304	18,634	15.8	17.3	2.9	2.4
Laval	19,293	19,458	4,149	4,609	21.5	23.7	2.2	1.0
Vaudreuil-Soulanges	3,430	3,717	719	851	21.0	22.9	2.7	1.3
North Shore	21,395	22,632	2,504	2,952	11.7	13.0	4.2	2.1
South Shore	33,628	35,911	4,735	5,109	14.1	14.2	3.7	0.7
Montréal CMA	**180,914**	**189,514**	**28,453**	**32,178**	**15.7**	**17.0**	**3.1**	**1.8**

[1] Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments by Project Size
Montréal CMA - October 2017

Size (number of units)	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Montréal Island								
3 to 5 Units	5,324	5,541	622	**	11.7	**	**	**
6 to 19 Units	25,345	25,885	3,037	3,501	12.0	13.5	3.0	2.6
20 to 49 Units	21,495	21,892	3,397	3,525	15.8	16.1	3.8	1.5
50 to 99 Units	21,999	22,646	3,614	4,293	16.4	19.0	2.5	1.5
100+ Units	29,005	31,832	5,677	6,491	19.6	20.4	1.8	2.6
Total	103,168	107,796	16,304	18,634	15.8	17.3	2.9	2.4
Montréal CMA								
3 to 5 Units	13,088	14,153	1,271	**	9.7	**	**	**
6 to 19 Units	64,610	67,208	8,405	9,043	13.0	13.5	3.2	1.5
20 to 49 Units	35,457	36,525	5,947	6,278	16.8	17.2	3.7	1.5
50 to 99 Units	30,564	31,949	4,736	5,645	15.5	17.7	3.3	2.1
100+ Units	37,195	39,679	8,039	8,973	21.6	22.6	1.9	2.0
Total	180,914	189,514	28,453	32,178	15.7	17.0	3.1	1.8

[1] Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent levels, availability (outside Quebec), turnover and vacancy unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy, availability (outside Quebec), and turnover rates and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of percent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports. The rent levels in new and existing structures are also published. While the percent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR CONDOMINIUM APARTMENT SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the Condominium Apartment Survey (CAS) in late summer and early fall to estimate the relative strengths in the condo apartment rental market The CAS collects the number of units being rented out and the vacancy and rent levels of these units in the following CMAs: Calgary, Edmonton, Gatineau, Halifax, Hamilton, Kelowna, Kitchener, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg. The CAS is conducted by telephone interviews and information is obtained from the property management company, condominium (strata) board, or building superintendent. If necessary, this data can be supplemented by site visits if no telephone contact is made.

CMHC publishes the number of units rented, vacancy rates and average rents from the Condominium Apartment Survey. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

RENTAL MARKET SURVEY (RMS) AND CONDOMINIUM APARTMENT SURVEY (CAS) DATA RELIABILITY

CMHC does not publish an estimate (e.g. Vacancy Rates and Average Rents) if the reliability of the estimate is too low or the confidentiality rules are violated. The ability to publish an estimate is generally determined by its statistical reliability, which is measured using the coefficient of variation (CV). CV of an estimate is defined as the ratio of the standard deviation to the estimate and CV is generally expressed a percentage. For example, let the average rent for one bedroom apartments in a given CMA be $\bar{x}$ and its standard deviation be $\sigma_{\bar{x}}$. Then the Coefficient of Variation is given by $CV = \frac{\sigma_{\bar{x}}}{\bar{x}}$.

Reliability Codes for Proportions

CMHC uses CV, sampling fraction and universe size to determine the ability to publish proportions such as vacancy rates, availability rates and turnover rates. The following letter codes are used to indicate the level of reliability of proportions:

a — Excellent
b — Very good
c — Good
d — Fair (Use with Caution)
** — Poor — Suppressed
++ – Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- – No units exist in the universe for this category
n/a – Not applicable

The following two tables indicate the level of reliability of proportions:

If the proportion is Zero (0) and sampling fraction is less than 100% then the following levels are assigned:

Sampling Fraction (%) range

Structures in Universe	(0,20]*	(20,40]	(40,60]	(60,80]	(80,100)
3 – 10	Poor	Poor	Poor	Poor	Poor
11 – 20	Poor	Fair	Fair	Fair	Good
21 – 40	Poor	Fair	Fair	Good	Very Good
41 – 80	Poor	Fair	Good	Good	Very Good
81+	Poor	Good	Good	Very Good	Very Good

*(0, 20] means sampling fraction is greater than 0% but less than or equal to 20%; others are similar.

Otherwise, the following table is used to determine the reliability level of proportions:

Coefficient of Variation (CV) %

Vacancy Rate	0	(0,5]	(5,10]	(10,16.5]	(16.5,33.3]	(33.3,50]	50+
(0,0.75]	Excellent	Excellent	Excellent	Excellent	Excellent	V. Good	V. Good
(0.75,1.5]	Excellent	Excellent	Excellent	Excellent	Excellent	Fair	Poor
(1.5,3]	Excellent	Excellent	Excellent	V. Good	Good	Poor	Poor
(3,6]	Excellent	Excellent	V. Good	Good	Fair	Poor	Poor
(6,10]	Excellent	Excellent	V. Good	Good	Poor	Poor	Poor
(10,15]	Excellent	Excellent	Good	Fair	Poor	Poor	Poor
(15,30]	Excellent	Excellent	Fair	Poor	Poor	Poor	Poor
(30,100]	Excellent	Excellent	Poor	Poor	Poor	Poor	Poor

Reliability Codes for Averages and Totals

CMHC uses the CV to determine the reliability level of the estimates of average rents and a CV cut-off of 10% for publication of totals and averages. It is felt that this level of reliability best balances the need for high quality data and not publishing unreliable data. CMHC assigns a level of reliability as follows (CV's are given in percentages):

a — If the CV is greater than 0 and less than or equal to 2.5 then the level of reliability is **Excellent**.
b — If the CV is greater than 2.5 and less than or equal to 5 then the level of reliability is **Very Good**.
c — If the CV is greater than 5 and less than or equal to 7.5 then the level of reliability is **Good**.
d — If the CV is greater than 7.5 and less than or equal to 10 then the level of reliability is **Fair**.
** — If the CV is greater than 10 then the level of reliability is **Poor**. (Do Not Publish)

Arrows indicate Statistically Significant Changes

Use caution when comparing statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. When applicable, tables in this report include indicators to help interpret changes:

↑ indicates the year-over-year change is a statistically significant increase.
↓ indicates the year-over-year change is a statistically significant decrease.
– indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.

Δ indicates that the change is statistically significant

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Turnover: A unit is counted as being turned over if it was occupied by a new tenant moved in during the past 12 months. A unit can be counted as being turned over more than once in a 12 month period.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 50,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

October 2016 data is based on Statistics Canada's 2011 Census area definitions. October 2017 data is based on Statistics Canada's 2016 Census area definitions.

Acknowledgement

The Rental Market Survey and the Condominium Apartment Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution CMHC is able to provide information that benefits the entire housing industry.

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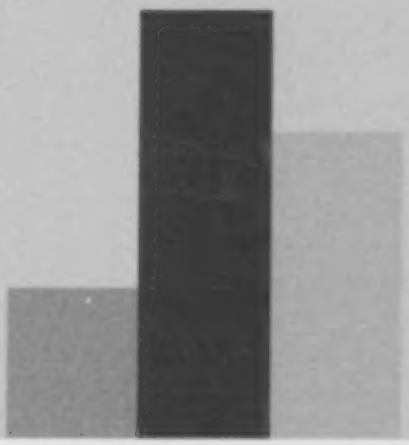

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